

## Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Thursday, Apr 16 2015** at 6:30 p.m. (6:00 p.m. sign-in) at Islip Town Hall West, 401 West Main Street, Islip, New York to consider the merits and to clarify the issues of the following land use applications.

Anyone desiring any information pertaining to these applications may write or appear in person at that time. Any proposed zoning changes listed herein require additional Town Board approval.

This agenda is subject to change without notice. Please contact the Department of Planning on the day of the hearing to confirm application scheduling.

Any disabled person who needs a sign language interpreter, auxiliary aids or special accommodations to attend this meeting, please call - DIVISION OF SERVICES TO THE DISABLED - 224-5335 or 224-5397 TDD.

PLANNING BOARD, TOWN OF ISLIP  
EDWARD FRIEDLAND, CHAIRMAN  
RICHARD J. ZAPOLSKI, P.E., COMMISSIONER

Islip, New York  
March 31, 2015

### *Town Board Application - Public Hearing*

1. **PILGRIM STATE PROPERTY - 22-50 JACKSON AVE ASSOC, L.P. and PILGRIM EAST, L.P. - CZ2003-014 (0500-071.00-01.00-010.008, 010.002, 013.006, 013.016, 013.015)**

South of the Long Island Expressway, southwest of Crooked Hill Road and west of Sagtikos State Parkway, and southeast of the intersection of G Road and Sagtikos State Parkway, Brentwood. The proposed action involves amendments to the zoning chapter of the code of the Town of Islip (Chapter 68), including the zoning map, to establish the Pilgrim State Planned Redevelopment District ("PSPRD") and a change of zone from Residential AAA District to the newly established PSPRD, and the redevelopment of the reclassified parcels in accordance with the PSPRD and master plan (to be known as "Heartland Town Square") prepared by RTKL, Inc. dated 2/18/2015 in order to permit the construction of: A. Town Center (Development Unit 1) -- A mixed-use subdistrict that is intended to be developed with a range of compatible land uses, including retail, housing, hotel/lodging, office, in-home office, entertainment, and cultural uses. B. Mixed-Use Office (Development Unit 2) -- A subdistrict that is intended to be developed predominantly as an offices, but that will also include business support uses such as hotels, conference centers, retail stores, restaurants, and housing. C. Arts Center Residential (Development Unit 3) -- A subdistrict that is intended to be developed predominantly as a traditional neighborhood development, with an emphasis on housing clustered around the adaptive re-use, as a cultural arts center, of an existing power plant, but will also include retail and civic uses. D. Residential (Development Unit 4) -- A subdistrict that is intended to be developed predominantly as a residential neighborhood including apartments and townhouses, but that will also include neighborhood support uses such as retail stores. E. Gateway -- A subdistrict intended to be developed, if lands from the Gateway Area, as defined in the PSPRD Chapter, are reclassified in the PSPRD, predominantly as a mixed-use area, with an emphasis on office development, but including residences, supporting retail, and hospitality uses. The above sub districts comprise of a mixed-use development, to be built over a period of 15 or more years in three distinct phases: Phase I: Office: 626,000 square feet , Retail: 560,000 square feet , Civic: 105,500 square feet , Residential Units: 3,504 units; Phase II: Office: 1,602,322 square feet , Retail: 391,930 square feet , Civic: 5,000 square feet , Residential Units: 3,472 units; Phase III: Office: 1,011,178 square feet , Retail: 48,070 square feet , Civic: 105,000 square feet , Residential Units: 2,024 units; A total in development Units 1 through 4, of 9,000 residential units, 1,000,000 square feet of retail

space, 3,239,500 square feet of Class "A" office space, and 215,500 square feet of civic space on an approximately 8.9-acre parcel to be dedicated for public use.